026.0	0002	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,135,900	/	1,135,900
USE VALUE:	1,135,900	/	1,135,900
ASSESSED:	1,135,900	/	1,135,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PORTER JANET & TIMOTHY
Owner 2:	RAINVILLE LYDIA
Owner 3:	
Street 1:	77 CLEVELAND STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ASHBROOK MADELINE J -
Owner 2:	-
Street 1:	77 CLEVELAND STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Clapboard Exterior and 2675 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	676,600	3,300	456,000	1,135,900
Total Card	0.115	676,600	3,300	456,000	1,135,900
Total Parcel	0.115	676,600	3,300	456,000	1,135,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.71 /Parcel: 424.71

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	17476
GIS Ref	
GIS Ref	
Insp Date	09/16/20

!2136!

PREVIOUS ASSESSMENT

Parcel ID: 026.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	676,600	3300	5,000.	456,000	1,135,900		Year end	12/23/2021
2021	104	FV	546,700	3300	5,000.	456,000	1,006,000		Year End Roll	12/10/2020
2020	104	FV	457,400	3300	5,000.	456,000	916,700	916,700	Year End Roll	12/18/2019
2019	104	FV	353,400	3300	5,000.	484,500	841,200	841,200	Year End Roll	1/3/2019
2018	104	FV	353,400	3300	5,000.	353,400	710,100	710,100	Year End Roll	12/20/2017
2017	104	FV	331,400	3300	5,000.	307,800	642,500	642,500	Year End Roll	1/3/2017
2016	104	FV	331,400	3300	5,000.	262,200	596,900	596,900	Year End	1/4/2016
2015	104	FV	295,400	3300	5,000.	256,500	555,200	555,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:05:35

LAST REV

Date	Time
10/21/21	12:50:02
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2136

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ASHBROOK MADELI	76039-541	1	10/30/2020		1,250,000	No	No		
HOLLAND DAVID	31024-64		12/29/1999		136,000	No	No		
SCARLATA RAFFAE	22082-439		6/1/1992		239,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/18/2020	1484	Add Bath	96,000	O				
1/6/2014	4	Manual	3,400	C				
12/4/2013	1766	Renovate	44,500	C				
6/15/2001	405	Re-Roof	10,000	C				
5/15/1995	250		2,500					REMODEL KITCHEN
11/2/1992	570	Manual	10,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
12/28/2020	SQ Returned	JO	Jenny O
11/19/2020	SQ Mailed	MM	Mary M
9/16/2020	Measured	DGM	D Mann
5/15/2014	External Ins	PC	PHIL C
3/5/2014	Info Fm Prmt	EMK	Ellen K
2/7/2014	Info Fm Prmt	EMK	Ellen K
4/23/2009	Measured	372	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	17476
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	2	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.09247780
Const Adj.:	1.02900207
Adj $ / SQ:	202.349
Other Features:	149500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	758489
Depreciation:	81917
Depreciated Total:	676572

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 12 | BRs: 6 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

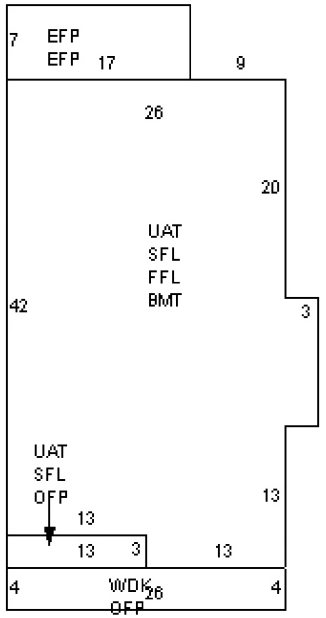
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	202.35
Special Features:	0	Val/Su Net:	156.37
Final Total:	676600	Val/Su SzAd	285.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,206	202.350	244,033
BMT	Basement	1,167	60.700	70,842
FFL	First Floor	1,167	202.350	236,141
UAT	Upper Attic	302	141.640	42,706
EFP	Enclos Porch	238	39.790	9,469
OFP	Open Porch	143	28.850	4,126
WDK	Deck	104	16.070	1,671

Net Sketched Area: 4,327 | Total: 608,988

Size Ad 2373 | Gross Area 5231 | FinArea 2675

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

026.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	F	FR	1912	20.44	T	50	104			3,300			3,300

More: N | Total Yard Items: 3,300 | Total Special Featues: | Total: 3,300